097.0	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,203,600	/	1,203,600
USE VALUE:	1,203,600	/	1,203,600
ASSESSED:	1,203,600	/	1,203,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIE MICHAEL/ TRUSTEE
Owner 2:	MICHAEL RIE 2011 REVOCABLE TR
Owner 3:	
Street 1:	19 FROST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RIE MICHAEL TRUSTEE -
Owner 2:	DUMERY BARBARA TRUSTEE -
Street 1:	19 FROST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .331 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Brick Exterior and 3001 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14430.000	600,500	6,100	597,000	1,203,600
Total Card	0.331	600,500	6,100	597,000	1,203,600
Total Parcel	0.331	600,500	6,100	597,000	1,203,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.13 /Parcel: 401.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 097.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	600,500	6100	14,430.	597,000	1,203,600		Year end	12/23/2021
2021	101	FV	582,700	6100	14,430.	597,000	1,185,800		Year End Roll	12/10/2020
2020	101	FV	582,200	6100	14,430.	597,000	1,185,300	1,185,300	Year End Roll	12/18/2019
2019	101	FV	440,600	6100	14,430.	597,000	1,043,700	1,043,700	Year End Roll	1/3/2019
2018	101	FV	440,600	6100	14,430.	511,700	958,400	958,400	Year End Roll	12/20/2017
2017	101	FV	440,600	6100	14,430.	477,600	924,300	924,300	Year End Roll	1/3/2017
2016	101	FV	440,600	6100	14,430.	409,400	856,100	856,100	Year End	1/4/2016
2015	101	FV	417,100	6200	14,430.	366,700	790,000	790,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7920

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIE MICHAEL TRU	76506-210	1	12/22/2020	Convenience	99	No	No		
RIE MICHAEL,	58320-322		1/20/2012	Convenience	1	No	No		
BOHEN JEANNE G	53231-201		7/20/2009		775,000	No	No		
SCHREIBER JOHN	44205-333		11/30/2004	Family	1	No	No		
GIVEN ANNETTE M	33100-211		6/20/2001		744,000	No	No		
GIVEN PETER F -	22401-12		9/16/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	580	Wood Dec	24,850	C				
11/30/2016	1485	Redo Bas	50,434					replace facade+fin
12/12/2013	1805	Manual	18,180	O				
5/13/2010	429	Re-Roof	7,200					
10/2/2001	720	New Wind	13,000	C				21 REPLACEMENT WIN
8/4/1994	394		5,000	O				REM/KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	Inspected	CC	Chris C
10/18/2018	MEAS&NOTICE	BS	Barbara S
3/5/2014	Info Fm Prmt	EMK	Ellen K
6/3/2009	Measured	189	PATRIOT
10/5/2001	MLS	MM	Mary M
11/8/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
7/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14430		Sq. Ft.	Site		0	70.	0.59	4									597,030						597,000	

Total AC/HA:	0.33127	Total SF/SM:	14430	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 597,030	Spl Credit	Total: 597,000

User Acct

63442

GIS Ref

GIS Ref

Insp Date

11/20/18

!7920!

PRINT

Date	Time
12/30/21	06:24:49

LAST REV

Date	Time
01/06/21	14:53:18

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	63442
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12901449
Const Adj.:	1.03514647
Adj $ / SQ:	151.930
Other Features:	116026
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	737654
Depreciation:	137204
Depreciated Total:	600451

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

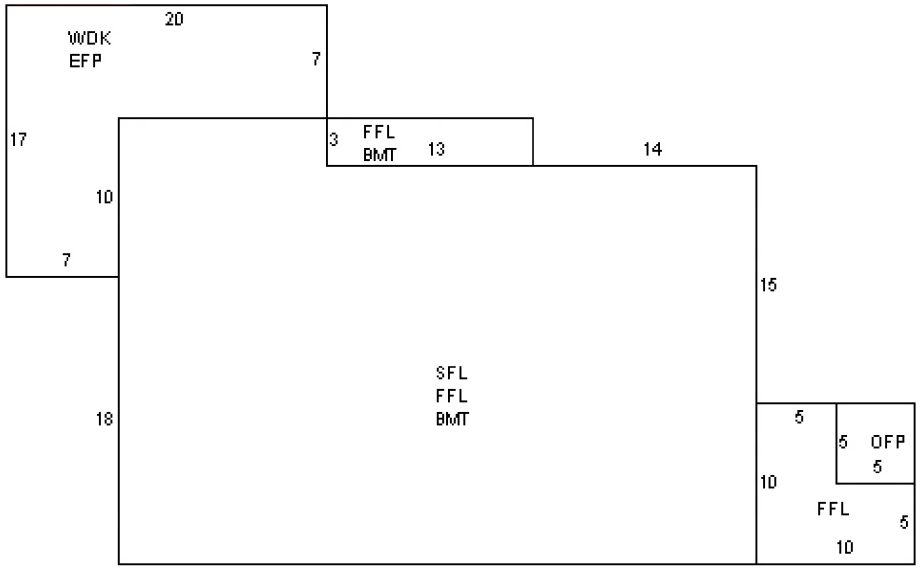
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	202.07
Special Features:	0	Val/Su Net:	161.64
Final Total:	600500	Val/Su SzAd	273.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,153	151.930	175,176
BMT	Basement	1,078	86.600	93,355
SFL	Second Floor	1,039	151.930	157,856
EFP	Enclos Porch	210	41.600	8,736
WDK	Deck	210	11.140	2,339
OFP	Open Porch	25	45.550	1,139

Net Sketched Area:	3,715			Total:	438,601
Size Ad	2192	Gross Area	3715	FinArea	3001

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1931	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	33X13	A	AV	1985	3.12	T	27.2	101			1,000			1,000

More:	N	Total Yard Items:	6,100	Total Special Featues:	
				Total:	6,100